

**BOARD OF ZONING APPEALS AGENDA  
MARCH 24, 2009**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, March 24, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. CAROLE S. JACKSON, TRUSTEE, SP 2008-DR-102 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 5.0 ft. from side lot line. Located at 6817 Tennyson Dr. on approx. 12,500 sq. ft. of land zoned R-4 and SC. Dranesville District. Tax Map 30-4 ((3)) 14. (Admin. moved from 2/10/09 at appl. req.)  
SC  
Admin.  
Moved to 5/5/09 at appl. req.
- 9:00 A.M. THOMAS R. AND SHARON G. MORRIS, SP 2009-PR-002 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 1.1 ft. from side lot line. Located at 3023 Oakton Meadows Ct. on approx. 3,870 sq. ft. of land zoned R-5. Providence District. Tax Map 47-2 ((27)) 12.  
SC  
Deferred to 5/5/09 at appl. req.
- 9:00 A.M. TRUSTEES OF RESTON PRESBYTERIAN CHURCH, SPA 82-D-047-02 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 82-D-047 previously approved for church and private school of general education to permit child care center, building additions and site modifications. Located at 10610 Sunset Hills Rd. on approx. 4.99 ac. of land zoned R-E. Dranesville District. Tax Map 18-3 ((1)) 6. (Admin. moved from 3/18/08, 4/15/08, 5/13/08, 7/15/08, 9/16/08, 11/4/08, 12/16/08, and 2/24/09 at appl. req.)  
SJ  
Admin.  
Moved to 4/21/09 at appl. req.
- 9:30 A.M. CALVARY MEMORIAL PARK, INC., T/A FAIRFAX MEMORIAL PARK AND FAIRFAX MEMORIAL, A 2008-BR-040 (Admin. moved from 10/7/08 and 1/13/09 at appl. req.)  
Admin.  
Moved to 5/19/09 at appl. req.

- 9:30 A.M. SHERRY BROWN, A 2007-MV-030 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is maintaining four separate dwelling units, one of which is located in an accessory structure (garage), on a single lot on property in the R-2 District and has erected a fence in excess of four feet in height, which is located in the front yard of the property, all in violation of Zoning Ordinance provisions. Located at 8324 Frye Rd. on approx. 21,750 sq. ft. of land zoned R-2. Mount Vernon District. Tax Map 101-3 ((11)) 11. (Deferred from 10/30/07, 1/29/08, 4/1/08, 6/3/08, 9/9/08, and 12/9/08 at appl. req.)
- CF  
Continued to 6/30/09
- 9:30 A.M. LARRY MULHALL AND GAGIK VARTANIAN, A 2008-PR-060 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are allowing the operation of a repair service establishment without an approved site plan and/or parking tabulation, including the repair of lawnmowers and other equipment exceeding 5 horsepower which is not permitted under the definition of repair service establishment; and are allowing the use of property as a storage yard, including outdoor storage, on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 2842 Stuart Dr. on approx. 9,178 sq. ft. of land zoned C-8 and H-C. Providence District. Tax Map 50-3 ((15)) A5. (Admin. moved from 1/13/09 at appl. req.)
- CF  
Upheld
- 9:30 A.M. KAREN E. PHELPS (NEE MASON) & FRANK PHELPS, A 2008-MA-070 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are maintaining a rooming house and multiple dwelling units on property in the R-2 District in violation of Zoning Ordinance provisions. Located at 6578 Edsall Rd. on approx. 26,712 sq. ft. of land zoned R-2. Mason District. Tax Map 71-4 ((6)) 36.
- CF  
Admin. moved to 5/19/09 at appl. req.
- 9:30 A.M. KENNETH AND MARIA CLINE, A 2008-SP-061 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are exceeding the number of dogs that may be kept on property in the R-3 Cluster District in violation of Zoning Ordinance provisions. Located at 13206 Poplar Tree Rd. on approx. 11,021 sq. ft. of land zoned R-3 Cluster and WS. Springfield District. Tax Map 45-3 ((2)) (21) 15. (Admin. moved from 1/27/09 at appl. req.)
- BP  
Admin. Moved to 7/28/09 at appl. req.

**JOHN F. RIBBLE III, CHAIRMAN**